/INDURENT

Industrial

UNITS E1 & E2 | LYNTOWN TRADING ESTATE

Old Wellington Road, Manchester, M30 9QG



UNITS E1 & E2 | 16,302 SQ FT

Industrial Unit with office

Unit E1-E2 at Lyntown Trading Estate offers 16,302 sq ft of industrial space, recently refurbished to a high standard. The unit features good eaves height, electric roller shutter door, and 3-phase power, making it suitable for a variety of industrial operations. It also includes integral office accommodation, WC facilities, and dedicated car parking, providing a well-rounded solution for businesses.
Located just 1 mile from Junction 2 of the M602, the estate offers excellent access to the M60 and North West motorway network. Lyntown Trading Estate is in close proximity to Eccles (2 miles) and Manchester city centre (12 miles), making it a prime location for businesses needing efficient transport links.

Lease Type	New



Unit Summary

- 3 Phase Power
- Premier Industrial Location
- Close to Transport
- 24 Hour Access
- Car Parking
- WC Facilities

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£136,500.00	£8.37
Rates	£42,480.00	£2.61
Service Charge	£2,838.89	£0.17
Insurance	£3,260.40	£0.20
Total Cost	£193,651.80	£11.88

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

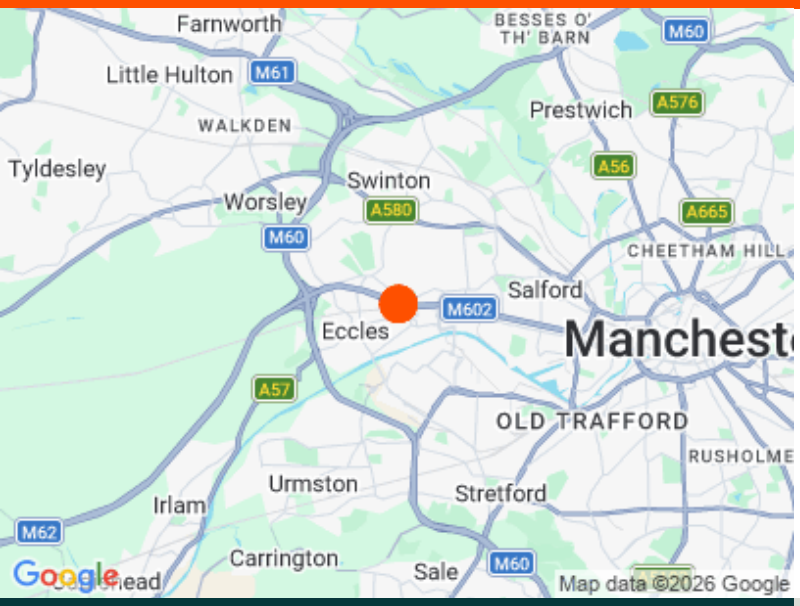
For more info please visit: unit.info/U4P0400235

+44(0) 808 169 7554

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Location

Lyntown trading estate is close proximity to Eccles which is 2.5 miles to the West of Manchester city centre within the inner boundary of the M60 orbital motorway. Junction 2 of the M602 is within 1 mile and this provides good accessibility to the North West motorway network.

Road
J2 M602: 1 mile

Airport
Manchester: 12 miles

Rail
Eccles: 2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (65)

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Key Contact



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